Hi Dennis,

I have the following times available next week:

Monday 2-2:30 or 2:30-3
Tuesday 1-1:30
Wednesday 2-2:30

Please let me know which works best and I will send an invite.

Thank you,

Jamie Candelaria *(she/her)*
Section Chief, ADU and Preservation Policy
Housing Policy Development Division
Housing and Community Development
651 Bannon Street, Suite 400 | Sacramento, CA 95811
Phone: 916.247.2550 | Email: Jamie.Candelaria@hcd.ca.gov

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From: Dennis McNulty <dmcnulty@atozlaw.com>
Sent: Wednesday, June 10, 2026 1:03 PM
To: Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>
Cc: Scott Meckstroth <scott.meckstroth@ojaisan.org>
Subject: RE: ADU capacity charges

Hi Jamie,

Thank you for the follow up. Would you have any time for a call to briefly discuss this issue further with me and the District GM (Scott Meckstroth)?

Best Regards,

Dennis P. McNulty, Attorney at Law
Arnold LaRochelle Mathews VanConas & Zirbel LLP
300 Esplanade Drive, Suite 2100 | Oxnard, CA 93036
T 805.988.9886 ext 113 F 805.988.1937

From: Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>
Sent: Saturday, June 6, 2026 7:07 PM
To: Dennis McNulty <dmcnulty@atozlaw.com>

Cc: Scott Meckstroth <scott.meckstroth@ojaisan.org>
Subject: RE: ADU capacity charges

Hi Dennis,

HCD has received some inquiries on this topic recently and so we have looked into this further. Our determination is that charging fees when the property owner to installs a new connection directly between the ADU and the existing private lateral line extending from the main dwelling unit to the District's mainline, is not consistent with State ADU Law as it is not a direct connection to the utility, but a private line. Government Code section 66311.5 says "...directly between the accessory dwelling unit and the utility..."

Thank you,

Jamie Candelaria *(she/her)*
Section Chief, ADU and Preservation Policy
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Phone: 916.247.2550 | Email: Jamie.Candelaria@hcd.ca.gov

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From: Dennis McNulty <dmcnulty@atozlaw.com>
Sent: Friday, April 3, 2026 1:10 PM
To: Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>
Cc: Scott Meckstroth <scott.meckstroth@ojaisan.org>
Subject: ADU capacity charges

Dear Ms. Candelaria,

Thank you for your time on Wednesday where we discussed Government Code Section 66311.5 and its application to ADU capacity charges. As I explained, the Board of Directors of the Ojai Valley Sanitary District is seeking input on the interpretation of subsection (e). This subsection provides that for new stand-alone ADUs (those which are not constructed within the existing space of a dwelling or accessory structure), an agency "may require a new or separate utility connection directly between the accessory dwelling unit and the utility." It further provides that "the connection may be subject to a connection fee or capacity charge."

The question we have been struggling with arises when the District does not require a new connection directly to the District's mainline, but rather allows the property owner to install a new connection directly between the ADU and the existing private lateral line extending from the main dwelling unit to the District's mainline. The District's practice, consistent with its ADU ordinance (OVSD-82), has been to impose capacity charges in either instance. Is this practice consistent with Section 66311.5 or are capacity charges only permissible if the new lateral from the ADU connects directly to the District's mainline? You indicated that this question has been raised with some